

REPORT FOR CONSIDERATION OF PLANNING APPLICATIONS SUB-COMMITTEE

Reference No: HGY/2006/1309

Ward: Noel Park

Date received: 29/06/2006

Last amended date:

Drawing number of plans: 649-01, 10, 11, 12, 17, 18, 21, 25, 30, 31A, 32B, 33B, 34A, 37, 38B, 41B, 50A

Address: 1-3 High Road N22 6BH

Proposal: Erection of a 4 storey rear extension and change of use of upper floors to create 4 x one bed, 4 x two bed and 1 x three bed self contained flats with alterations to rear elevation including creation of new staircase and courtyard with bicycle storage at first floor level.

Existing Use: D2 Snooker Hall

Proposed Use: Residential

Applicant: Greendale Properties Ltd

Ownership: Private

PLANNING DESIGNATIONS

Retrieved from GIS on 30/06/2006

Area of Community Regeneration
Local Shopping Centre
Metropolitan Centre - Primary
Tube Lines
ROAD - CLASSIFIED

Officer contact: Luke McSoriley

RECOMMENDATION

GRANT PERMISSION subject to conditions and subject to a LEGAL AGREEMENT

SITE AND SURROUNDINGS

The application relates to a large building situated on the High road, N22 near Turnpike Lane Station. The building is not a listed building and is not situated within a Conservation Area. The building is currently in use as a snooker hall (D2 use) on the upper floors and an A1 retail use is present on the ground floor.

PLANNING HISTORY

None

DETAILS OF PROPOSAL

The original application proposed the erection of a 4 storey rear extension and change of use of upper floors to create 4 x one bed, 4 x two bed and 1 x three bed self contained flats with alterations to rear elevation including creation of new staircase and courtyard with bicycle storage at first floor level. Internally the existing building will be demolished above first floor level with the façade and party walls of the building retained.

Following discussions between the applicants and Council Officers amended plans were requested in order to alleviate Council concerns regarding potential overlooking and loss of privacy issues. The requested changes to the scheme concerned the layout of the rear second and third storey levels of the proposed building. Amendments to the scheme have been made with the layout of the flats being altered and the proposed flats on these upper floors reduced in size.

CONSULTATION

07/07/2006

Transportation Group

Cleansing

Legal Services Ward Councillors

Burghley Road Residents Association

Thames Water

679 Green Lanes, N8

1 – 4 (c) Wellington Terrace, Turnpike Lane, N22

6 – 18 (e) Wellington Terrace, Turnpike Lane, N22

2 – 12 (e) Waldegrave Road, N22

1st and 2nd floor flats 2 – 14 (e), 5 – 13 (o) High Road, N22

Wood Green Town Centre Manager

RESPONSES

Transportation

The proposed extension is at a location with high public transport accessibility level (PTAL), with Turnpike Lane tube station a short walking distance away. We have therefore considered that majority of the prospective residents of this site would travel by public transport, especially with the proximity of the underground station. There is also the presence of Wood Green controlled parking zone operating Monday to Sunday from 0800hrs to 2200hrs which provides adequate on-street car parking control at this Location.

In addition, this location has not been identified within the Council's SPG as that with car parking pressure. Also, owing to the high PTAL for this site, it is deemed that a development of this nature is suitable for a car-free development, hence we have accepted that the applicant does not need to provide car parking spaces.

Consequently the highway and transportation authority would not object to this application.

Informative

(1) The residential units are defined as 'car free' and therefore no residents therein will be entitled to apply for a residents parking permit under the terms of the relevant Traffic Management Order controlling on-street parking in the vicinity of the development.

(2) The new development will require numbering. The applicant should contact the Transportation Group at least six weeks before the development is occupied (tel. 020 8489 5573) to arrange for the allocation of a suitable address.

Thames Water

'On the basis of information provided Thames Water would advise that with regard to sewerage and water infrastructure we would not have any objection to the above planning application'.

Building Control

'The above development has been checked and found NOT to comply with Approved Document B5 regarding Fire Brigade access'.

Local Resident -

Development would have a big impact on residents living at Waldegrave Road and would overlook their gardens. Where will the development have its main entrance and place for wheelie bins etc?

Local Resident -

Objections based on the following grounds:

- Properties on the High St and immediate area are commercial properties and used as such and should remain so.

- Whilst we understand the Governments objectives and drive to encourage building more residential units to meet demand we feel that this should not be permitted in an area which is already heavily over crowded
- All the properties on either side of 1-3 High Road and immediate vicinity are 3 storey buildings and therefore to permit a four storey extension be it at the rear is not in keeping with the area generally
- The proposal includes reference to cycle storage suggesting that the residents will be using bicycles as a means of transport! In reality though it is very likely that each resident will in fact have a motor vehicle. Accordingly the owners should be compelled to provide sufficient parking spaces for the development. We understand that this is in fact the requirement when converting a single dwelling to multiple dwellings. If sufficient parking is not provided then this will lead to further strain on residents parking and on businesses that need parking spaces
- The sheer size and concentration of the development is such that it amounts to gross over development

Local Resident

The reasons for my objection are as follows:

1. Change of use of the building to 9 flats is too big a development in an area with an already high density.
2. With 12 – 14 windows and a terrace at the first floor level my privacy in my house as well as in my garden will be lost.
3. Rubbish problems in the alleyway. During the years the alleyway has been a smelling and dangerous area with all sorts of criminality going on.
4. If residents parking permits are granted it will be an extra pressure to Waldergrave Road; a problem which is growing by the day.
The planned development is unsuitable for the area. If it is granted it will make a misery for all of us and I would prefer the building to stay unchanged with no possibility of overlooking to houses and gardens.

Burghley Road Area Residents Association - BRARA is opposing this in the strongest possible way mainly because:

- Proposes a very large development at the border of a residential area that already has a high-density population and multi occupancy in several houses
- According to the plans the proposed new 4 storey building has 12 – 14 windows a first floor terrace, a flat roof at 4th floor which can be used as a roof garden. The very close position to residential houses at Waldegrave Road means that all privacy of the residents in houses and gardens will be lost. Not acceptable at all.
- Bikes being stored at 1st floor level – that remain to be seen. The bikes would rather be left at the pavement at Wood Green High Rd or worse in the narrow alleyway to the rear where there have been endless problems of dumped rubbish.
- Storage of rubbish from 9 flats (plus rubbish from the ground floor shop) is an uncertain issue. During decades the alleyway has constantly been in a mess, no bins for tenants on top of the shops, no contracts with Haringey Accord – being the name of the bin collecting company, no sweeping of the alleyway itself. For the time being the alleyway has been cleaned by Haringey Accord. Still Haringey Council will not accept the alleyway as a responsibility of the Council. The land is not registered – then get it registered and named. The lamp posts have High Road numbers, a CCTV – camera was installed years ago and Haringey Council tells us works. Wonder who is keeping an eye. A lot of crimes going on, Waldegrave houses are burgled by intruders from the alleyway etc. The first 50 metres of the alleyway along the Cancer Research shop is a disgusting mess with rat holes and drainage issues. A manhole cover is missing.
- For many years Haringey Council has been unable to solve the alleyway's existing problems of all sorts making lives a misery for many residents, BRARA has no reason to believe the situation will be improved and can therefore definitely not accept any additional problems of any kind.

- In this day and age some residents still need to have a car. If new residents in the proposed flats will be able to buy a residents parking permit further problems will be forced on to the residents at Waldegrave Rd and Coleraine Rd where the situation is very cramped.

Councillor Mughal - Formal objection against the application on grounds of loss of privacy and concerns regarding rubbish disposal.

Councillor Dobbie - I would like to state my opposition to this planning application on the grounds listed by (a local resident) and support the points made in this objection. (points listed above).

RELEVANT PLANNING POLICY

UD3 'General Principles'

UD4 'Quality Design'

HSG 1 New Housing Developments

HSG 9 Density Standards

UD7 Waste Storage

Policy UD8 'Planning Obligations'

M9 Car Free Development

M10 Parking for Development

SPG 1A 'Design Guidance and Design Statements'

SPG 3b 'Privacy / Overlooking, Aspect / Outlook and Daylight / Sunlight'

SPG 3a 'Density, Dwelling Mix, Floorspace Minima, Conversions, extensions and Lifetime Homes'

ANALYSIS/ASSESSMENT OF THE APPLICATION

The following issues are considered relevant to this application:

1. Changes to Façade
2. Overlooking / Loss of Privacy
3. Scale / Bulk and Massing
4. Density / Floorspace Minima
5. Education Contribution

1) Changes to Façade

The front elevation of the building is, on the upper floors, an interesting 'Art Deco' style treatment with decorated columns and a highly decorated classical cornice. It is largely in unaltered condition though in need of repair and refurbishment. The existing façade of the building would have relatively small alterations as part of the proposed redevelopment and this would involve the removal of the Spandrel panels features situated between the two sets of main windows and their relocation in a position higher on the façade. New colour coated

steel windows are also proposed. The formation of mezzanine floors and new internal walls inside the building would also result in glass blanking panels being installed in the façade of the building with these panels designed to shield the new floors and internal walls from view from the street. It would however appear that the part of the first floor mezzanine may be visible from the street through some of the first floor windows. The proposed development would retain the existing Spandrel panels features and it is considered that the change in the position of these panels and the replacement windows would not detract from the appearance of the building or the surrounding area.

A new roof would be constructed and part of this roof would be visible from the street. The existing parapet of the building drops down at both ends of the building and parts of the proposed new roof would be visible where the original parapet drops down. The building is not listed and is not situated within a Conservation Area. The proposed changes to the appearance of the building would not detract from the streetscene and is considered consistent with policies UD3 'General Principles' and UD4 'Quality Design'.

2) Overlooking / Loss of Privacy

A number of objectors have expressed concern about potential overlooking / loss of privacy issues that could arise for the proposed redevelopment of the building. In particular concern has been expressed regarding the proposed first floor terrace area at the rear of the building. This terrace would form an area of outdoor amenity space for flat 1.3. It would appear that when people are on the terrace they could look directly out over the rear gardens of a number of properties fronting Waldegrave Road particularly numbers 2 – 12. As a result of these concerns amended plans that introduce screening measures to overcome potential overlooking issues were requested. An amended plan has now been received that details a 1.8 metre high fence positioned around the perimeter of the terrace. It is considered that the construction of this fence would prevent any loss of privacy to the properties situated to the rear of the application site.

SPG 1A 'Design Guidance and Design Statements' states that development should be designed to reflect the scale and bulk of neighbouring development. The proposed scheme is considered consistent with the scale and bulk of the buildings that are present along this part of the High Road. The property the application relates to however does adjoin a residential area to the rear where the scale and bulk of the buildings is significantly smaller. SPG 3b 'Privacy / Overlooking, Aspect / Outlook and Daylight / Sunlight' sets recommended distances for new residential development and existing residential housing to ensure new issues of overlooking do not arise. The SPG states that all rear facing habitable rooms directly opposite one another should be a minimum of 20 metres apart for two storey developments with an additional 10 metres required for each additional storey. At first storey and second floor level the development meets the recommended minimum requirement. The third storey of the proposed development at the rear of the site does not meet the required 40 metre separation distance. As a result of this and due to concerns regarding potential overlooking to the rear of the property amended plan were requested. The windows in the rear elevation of the third storey have been removed and the floor plans altered. The bedroom windows of flats 3.3 and 3.4 are now inset with the windows that were originally proposed in the rear elevation that would have faced out over the neighbouring Waldegrave properties have been removed. It is considered these measures would prevent overlooking of the rear gardens of the properties fronting Waldegrave Road to the rear of the application site.

Given the amendments to the original scheme that have been implemented it can be concluded that the proposed development would not give rise to overlooking or result in a loss of privacy and is considered consistent with Policies UD3 'General Principles', UD4 'Quality Design', SPG 1A 'Design Guidance and Design Statements' and SPG 3b 'Privacy / Overlooking, Aspect / Outlook and Daylight / Sunlight'.

3) Scale / Bulk and Massing

The cross section plans detail the profile of the existing building alongside that of the proposed building and this shows that there will be an increase in the height and bulk of the building at the third floor level at the rear of the building. The formation of the third storey would result in the proposed building being 2.2 metres higher at the very rear of the development. The height of the roof of at the front of the building would also be increased by

1 metre. The scale bulk and massing of the proposed development would not be significantly greater than that of the existing building.

4) Density / Floorspace Minima

The proposed first floor of the building would contain two 2 bedroom flats situated in the front part of the building (flats 1.1 and 1.2). The main bedrooms of these two flats would be positioned on a Mezzanine floor above the living room. The other flat on the first floor of the building (flat 1.3) would be a 3 bedroom flat separated from the other two first floor flats by a courtyard.

The second floor of the building would contain two one bedroom flats (2.1 & 2.2) and the bedrooms and bathrooms of flats 1.1 and 1.2 with the two main bedrooms positioned on a mezzanine floor.

The third floor of the building would contain two one bedroom flats (3.3 & 3.4) and the living area of the flats 3.1 and 3.2. The fourth floor of the building would contain the bedrooms and bathrooms of flats 3.1 & 3.2 with the two main bedrooms positioned on a mezzanine floor.

Proposed floor areas in square metres:

Flat	Bed1	Bed2	Bed3	Living/Kitchen	Total Flat
1.1	12.6	8.8	-	32.1	79.9
1.2	12.9	8.8	-	30.6	74.3
1.3	15	12.7	10.5	26.6	84.4
2.1	13.61	-	-	16.55	43.53
2.2	13.61	-	-	16.55	43.53
3.1	12.6	8.8	-	32.1	79.9
3.2	12.9	8.8	-	30.6	79
3.3	13.61	-	-	16.55	43.2
3.4	13.61	-	-	16.55	44.83

All the bedroom sizes of the proposed development are consistent with the floorspace minima identified in SPG 3a 'Density, Dwelling Mix, Floorspace Minima, Conversions, Extensions and Lifetime Homes'.

Density

The recommended density in Policy HSG 9 'Density Standards' states that residential development in the borough should normally be provided at a density of between 200 – 700 habitable rooms per hectare (hrh) and should have regard to the density ranges set out in Table 4B.1 of the London Plan.

The application site is 450 square metres in area (0.045 hectares), half the width of the adjacent road frontage up to a maximum of 6 metres must be included in the site area for the purposes of the density calculation under SPG 3a and this gives a figure of 525 square metres (0.0525ha).

The application site for the purposes of the density calculation therefore has an area of 525 square metres (0.0525ha) and the development would have 24 habitable rooms. The development would have a density of 457 habitable rooms per hectare (hrh). SPG3a sets a maximum density level for non-family housing of 400hrh. The proposed scheme is slightly over the recommended maximum density for non-family housing, however this is very much a Town centre location, very close to an Underground Station; and the scheme derives largely from conversion of the existing property plus extensions.

The proposal accords with general Government objectives of achieving housing redevelopment on brown field sites, and would result in an efficient reuse of the site. It also accords with objectives for achieving house building targets in the London Plan. The density of the proposed development is considered appropriate for a brown field site located in close proximity to good transport links and is consistent with Policy HSG 9 'Density Standards'.

5) Education Contribution / Environmental Contribution

Under the terms of Circular 05/2005 Planning Obligations, and in line with Supplementary Planning Guidance 10 'The Negotiation, Management and Monitoring of Planning Obligations' and 10b 'Educational Needs Generated by New Housing', it is appropriate for Local Planning Authorities to seek benefits for the surrounding area appropriate to the size of and scale of the development. The Council therefore proposes to enter into an agreement under S106 of the Town and Country Planning Act 1990 to provide an education contribution as per the formula in SPG 10a 'Educational Needs' which would amount to £33,639.00.

Under the terms of Circular 05/2005 Planning Obligations, and in line with Supplementary Planning Guidance 10 'The Negotiation, Management and Monitoring of Planning Obligations' and Policy UD8 'Planning Obligations' an environmental contribution of £20,000.00 is also required.

SUMMARY AND CONCLUSION

The proposed changes to the facade of the building are considered to be minor in that they would not alter the existing buildings appearance significantly or detract from the existing streetscene on this part of the High Road. The scale, bulk and massing of the proposed development would not be significantly

greater than that of the existing building. The proposed development plans have been amended and it is considered that as a result of the changes to the original plans that have been implemented the proposed development would not give rise to a loss of privacy or result in overlooking of the rear gardens of properties fronting Waldegrave Road, located at the rear of the application site. The density of the proposed development is considered appropriate for a built up site located in close proximity to good transport links. proposed development is considered consistent with Policies UD3 'General Principles', UD4 'Quality Design', Policy HSG 9 'Density Standards', SPG 1A 'Design Guidance and Design Statements' and SPG 3b 'Privacy / Overlooking, Aspect / Outlook and Daylight / Sunlight'.

RECOMMENDATION 1

The Sub-Committee is recommended to RESOLVE as follows:(1) That planning permission be granted in accordance with planning application no. HGY/2006/1309, subject to a pre-condition that the owners of the application site shall first have entered into an Agreement or Agreements with the Council under Section 106 of the Town & Country Planning Act 1990 (As Amended) and Section 16 of the Greater London Council (General Powers) Act 1974 in order to secure:

(1.1) A contribution of £33,639.09 towards educational facilities within the Borough (£15,854.99 for primary and £17,784.10 for secondary) according to the formula set out in Policy UD10 and Supplementary Planning Guidance 12 of the Haringey Unitary Development Plan July 2006. Plus 5% of this amount as recovery costs / administration / monitoring which equates to £1681.95 This gives a total amount for the contribution of £35,321.04.

(1.2) A contribution of £20,000 towards environmental improvements within the Borough.

RECOMMENDATION 2

That planning permission be GRANTED in accordance with planning application no. HGY2006/1309 and Applicant's drawing No.(s) 649-01, 10, 11, 12, 17, 18, 21, 25, 30, 31A, 32B, 33B, 34A, 37, 38B, 41B, 50A subject to the following conditions:

1. The development hereby authorised must be begun not later than the expiration of 3 years from the date of this permission, failing which the permission shall be of no effect.
Reason: This condition is imposed by virtue of the provisions of the Planning & Compulsory Purchase Act 2004 and to prevent the accumulation of unimplemented planning permissions.
2. The development hereby authorised shall be carried out in complete accordance with the plans and specifications submitted to, and approved in writing by the Local Planning Authority.
Reason: In order to ensure the development is carried out in accordance with the approved details and in the interests of amenity.
3. The construction works of the development hereby granted shall not be carried out before 0800 or after 1800 hours Monday to Friday or before 0800 or after 1200 hours on Saturday and not at all on Sundays or Bank Holidays.
Reason: In order to ensure that the proposal does not prejudice the enjoyment of neighbouring occupiers of their properties.
4. That a detailed scheme for the provision of refuse, waste storage and recycling within the site shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the works. Such a scheme as approved shall be implemented and permanently retained thereafter to the satisfaction of the Local Planning Authority.
Reason: In order to protect the amenities of the locality.
5. The bathroom windows of flats 2.1, 2.2, 3.3 and 3.4 are to contain obscure glazing and the obscure glazing is to be retained permanently.
Reason: To avoid loss of privacy and issues of overlooking.

CAR FREE DEVELOPMENT

Informative: No residents will be entitled to apply for a residents parking permit under the terms of the relevant Traffic Management Order controlling on-street parking in the vicinity of the development.

REASONS FOR APPROVAL

The proposed changes to the appearance of the facade of the building are considered to be minor in that they would not alter the existing buildings appearance significantly or detract from the existing streetscene on this part of the High Road. The scale, bulk and massing of the proposed development would not be significantly greater than that of the existing building. The proposed development plans have been amended and it is considered that as a result of the changes to the original plans that have been implemented the proposed development would not give rise to a loss of privacy or result in overlooking of the rear gardens of properties fronting Waldegrave Road, located at the rear of the application site. The density of the proposed development is considered appropriate for a built up site located in close proximity to good transport links and is consistent with Policy HSG 9 'Density Standards'. The proposed development is considered consistent with Policies UD3 'General Principles', UD4 'Quality Design', SPG 1A 'Design Guidance and Design Statements' and SPG 3b 'Privacy / Overlooking, Aspect / Outlook and Daylight / Sunlight'.